

PUBLIC HEARING - April 17, 1968

Appeals No. 9569-71 Washington Medical Center, Inc., et al. appellants

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board on May 21, 1968.

EFFECTIVE DATE OF ORDER - November 15, 1968.

ORDERED:

That the appeal for approval of roof structures in accordance with Section 3308; variance from the provisions of Section 7515 to permit the extension of arcade above sidewalk level and floor area ratio created for same; variance from FAR requirements to permit exclusion of nonusable floor area on 11th and 12th floor level; and variance from side yard requirements to permit 6' setback from existing 14' alley with access to L St. N.W., lots 56, 857, 841-846, 854, 861, 58 and 855 in square 107, 1801 K Street, 1800-22 L Street and 1006-1038 - 18th St. N.W., be granted as hereinafter provided.

FINDINGS OF FACT:

- (1) Appellant's property is located in a C-4 District.
- (2) Appellants propose to erect a 12 story office building with a roof structure to house stair, elevator machine room and other mechanical equipment.
- (3) The proposed building will include an arcade on street frontages on K, L and 18th Streets. The arcade will be at ground level at K Street and will extend above ground level on 18th and L Streets as the topography drops towards 18th Street.
- (4) The proposed building incorporates a cantilevered effect going outward at the top of the arcade and a similar cantilevered treatment at the 11th and 12th floor levels - thus creating space above the arcade which is unusable for rental purposes and space at the 11th and 12th floor levels with a ceiling height diminishing from a maximum of 6'6".
- (5) The total area of the proposed site is 50,120 square feet and the area of the proposed building is 44,816 square feet with a proposed FAR of 10.0.
- (6) The roof structure has an FAR less than .25 and is less than one-third of the total roof area. The roof structure will be constructed of a white, vertically corrugated cement asbestos panelling which will harmonize with the main structure, scale, form, color and appropriateness of material.

(7) The site drops in elevation from 67.2' at 18th and K Streets to an elevation of 53.06' at the intersection of L Street and the north-south public alley. This change in topography necessitates the variance request to permit the extension of the arcade above sidewalk level on the 18th Street and L Street frontages.

(8) Applicants comply with the provisions of Section 75.15 of the Regulations in that the FAR credit does not exceed .25 nor more than 25% of the gross floor area for the total arcade area. The arcade is open for its entire length except for piers, columns and arches and does not extend to a greater depth than 25 feet from the building line. The FAR credit applies to the area embraced within the perimeter of the open arcade and by way of variance credit is also sought for unusable space at the second floor level created by the architectural treatment as shown on Exhibit 14.

The open arcade occupies the entire sides of the building on which it is located and is open on to each street frontage for the full depth of the arcade.

(9) The cantilevered architectural treatment creates 2,172.31 sq. ft. at the 12th floor level and 1,490.58 sq. ft. at the 11th floor level with a ceiling height of less than 6'6".

(10) Evidence was submitted from a leasing and management firm to the effect that the space with a ceiling height of less than 6'6" and diminishing will "have only limited use and that this space will rent for only one-third of the value of the space when the ceiling height is 6'6" or more.

(11) The purpose of the variance from the side yard requirements to permit a 6' setback from the existing 14' alley is to provide wider access not only to applicants' proposed building but also to the existing office building at 1825 K Street. The variance will permit alley ingress and egress and will improve the functioning and operation of the proposed building. Entrance through the 20' access way will provide ingress and egress to the garage facilities of the proposed building and to the loading berths of the proposed building.

(12) This appeal was filed and heard under plans by Henry Holle & Associates, Architects and Drawings No. 1, 2, 3 and 4 were approved as noted by Mr. Arthur P. Davis, architect-member of the Board.

(13) The plans were subsequently changed and the variance from the FAR to permit exclusion of the space on the 11th and 12th floors was eliminated from the appeal.

(14) Revised drawings were approved as noted by Mr. Arthur P. Davis, architect-member of the Board, Drawings No. A-12, A-13, A-14, A-15 and A-16, June 10, 1968.

(15) There was no objection to the granting of this appeal at public hearing.

OPINION:

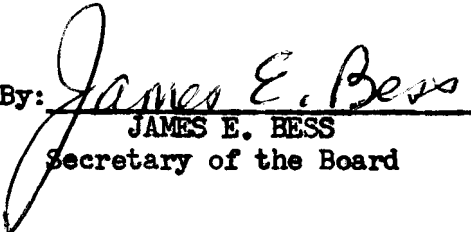
The Board is of the opinion that the granting of these appeals are in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property. The Board is further of the opinion that the appellants have shown a hardship to permit the granting of the variances requested. We believe the requested relief can be granted without substantial detriment to the public good, and without substantially impairing the purpose and integrity of the zone plan as embodied in the Zoning Regulations and maps.

This Order shall be subject to the following conditions:

- (1) The open arcade shall be properly lighted.
- (2) The use of the open arcade shall be restricted to pedestrian traffic only and convenient stair access shall be provided to the sidewalk level for that portion of the arcade above sidewalk level.
- (3) FAR computation shall include all areas of 11th and 12th floors.

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
JAMES E. BESS
Secretary of the Board